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Design and Access Statement

Proposed Rear Extension to 'Ropewalk', Porthloo, St. Mary's
For A. Hiron & C. Jenkins

Proposals and Objectives

The proposal is to build a two-storey extension on the rear of this house to provide additional accommodation as the owners have recently started a family.

Appraising the Context

Assessment

Existing Building and Use

At the present time this is a two storey detached cottage style house with two bedrooms, bath/WC and a Kitchen/Dining/Lounge at first floor level. The front and south side are granite faced and the rear of smooth render finish.

Existing Built Environment

This area is rural in nature with mainly dwelling houses to the east of Porthloo Lane. Further to the south, opposite the duck pond is a large agricultural store and workshop with agricultural buildings also to the north between PorthLoo Terrace and further dwellings as the road rises towards the Golf Club.

On the opposite seaward side of the road are a guesthouse and large workshops and craft studios. These all surround the main island boat park (mainly used in the winter months).

Topography and Surroundings

The site on which the existing property stands is probably only three or four metres above high water level and the land rises to the east and north.

The property has tall pittosporum shrubs and other trees at the rear so the proposed extension will only be seen by people passing along the private access track.

Constraints

The length of the extension is constrained by the rear boundary but this proposal allows approximately five metres from the proposed rear wall to this boundary.

Appearance

The building form is intended to reflect modern Scillonian style housing and to compliment the existing building. The eaves have purposely been kept low to lessen the impact and the rooms at first floor level will accordingly have sloping ceilings.

Materials

The materials for finishing are highly appropriate to the Scillonian setting being a natural slate roof rendered walls painted white and vertical emphasis doors and windows.

Rainwater goods will be black to match existing and these will be set on white fascias.

Impact on Neighbours

There should be no appreciable impact on any neighbours as the adjacent buildings are situated some distance away and the boundary hedges are thick and high.

Sustainability

Environmental sustainability is fundamental to the objectives of Central Government and the Local Authority. This building will be constructed to the highest energy conservation standards and will be built in excess of Building Regulation standards with regard to thermal insulation.

It is intended to re-site the existing solar panels to direct them in a far more efficient direction. At present time they face east and they will then face south.

The sewage will be treated by the existing biostatic system, which was designed with extra capacity when the house was first designed.

Access

It is intended to comply with current regulations and good practice and make the new extension accessible to all including disabled.

Generally there will be no alterations to either vehicular or pedestrian access. There will simply be more door openings.

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